177.0	0009	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,500 /	728,500
					USE VALUE:	728,500 /	728,500
					ASSESSED:	728,500 /	728,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
170		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REISSIS EILEEN B
Owner 2:	
Owner 3:	
Street 1:	170 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REISSIS CONSTANTINE D--ETAL -
Owner 2:	REISSIS EILEEN B -
Street 1:	170 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .214 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9310.000	239,000		489,500	728,500
Total Card	0.214	239,000		489,500	728,500
Total Parcel	0.214	239,000		489,500	728,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.81 /Parcel: 481.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120185

GIS Ref

GIS Ref

Insp Date 07/20/18

!13946!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0009-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	239,000	0	9,310.	489,500	728,500		Year end	12/23/2021
2021	101	FV	231,300	0	9,310.	489,500	720,800		Year End Roll	12/10/2020
2020	101	FV	231,300	0	9,310.	489,500	720,800	720,800	Year End Roll	12/18/2019
2019	101	FV	201,400	0	9,310.	482,500	683,900	683,900	Year End Roll	1/3/2019
2018	101	FV	201,400	0	9,310.	370,600	572,000	572,000	Year End Roll	12/20/2017
2017	101	FV	201,400	0	9,310.	349,600	551,000	551,000	Year End Roll	1/3/2017
2016	101	FV	201,400	0	9,310.	321,700	523,100	523,100	Year End	1/4/2016
2015	101	FV	200,500	0	9,310.	300,700	501,200	501,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:02:01

LAST REV

Date	Time
02/07/19	08:15:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13946

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REISSIS CONSTAN	72154-377	1	1/23/2019	Convenience	99	No	No		
WOLFE CHRISTOPH	24020-446		12/10/1993		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	120185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2006	252	Redo Bas	26,842			G8	GR FY08	
8/13/2003	669	Re-Roof	4,000					
9/3/1996	439		2,000					ENLARGE PORCH/5X10

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	MEAS&NOTICE	BS	Barbara S
1/5/2009	Measured	345	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	276	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9310		Sq. Ft.	Site		0	70.	0.75	6									489,511						489,500	

Total AC/HA:	0.21373	Total SF/SM:	9310	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	489,511	Spl Credit		Total:	489,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	84281
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	293648
Depreciation:	54618
Depreciated Total:	239029

COMMENTS

BK: 22539 PG: 295 BK; 20918 PG; 595.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

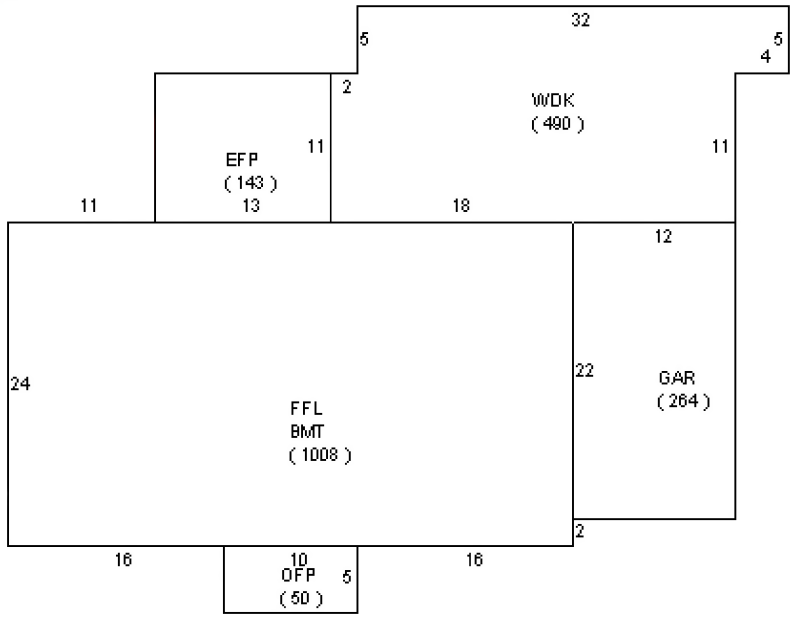
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	80.66
Final Total:	239000	Val/Su SzAd	237.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	53.660	54,086
FFL	First Floor	1,008	134.990	136,066
WDK	Deck	490	8.040	3,940
GAR	Garage	264	24.470	6,459
EFP	Enclos Porch	143	46.260	6,615
OFP	Open Porch	50	44.000	2,200

Net Sketched Area:	2,963			Total:	209,366
Size Ad	1008	Gross Area	2963	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

177.0-0009-0010.0

IMAGE

AssessPro Patriot Properties, Inc